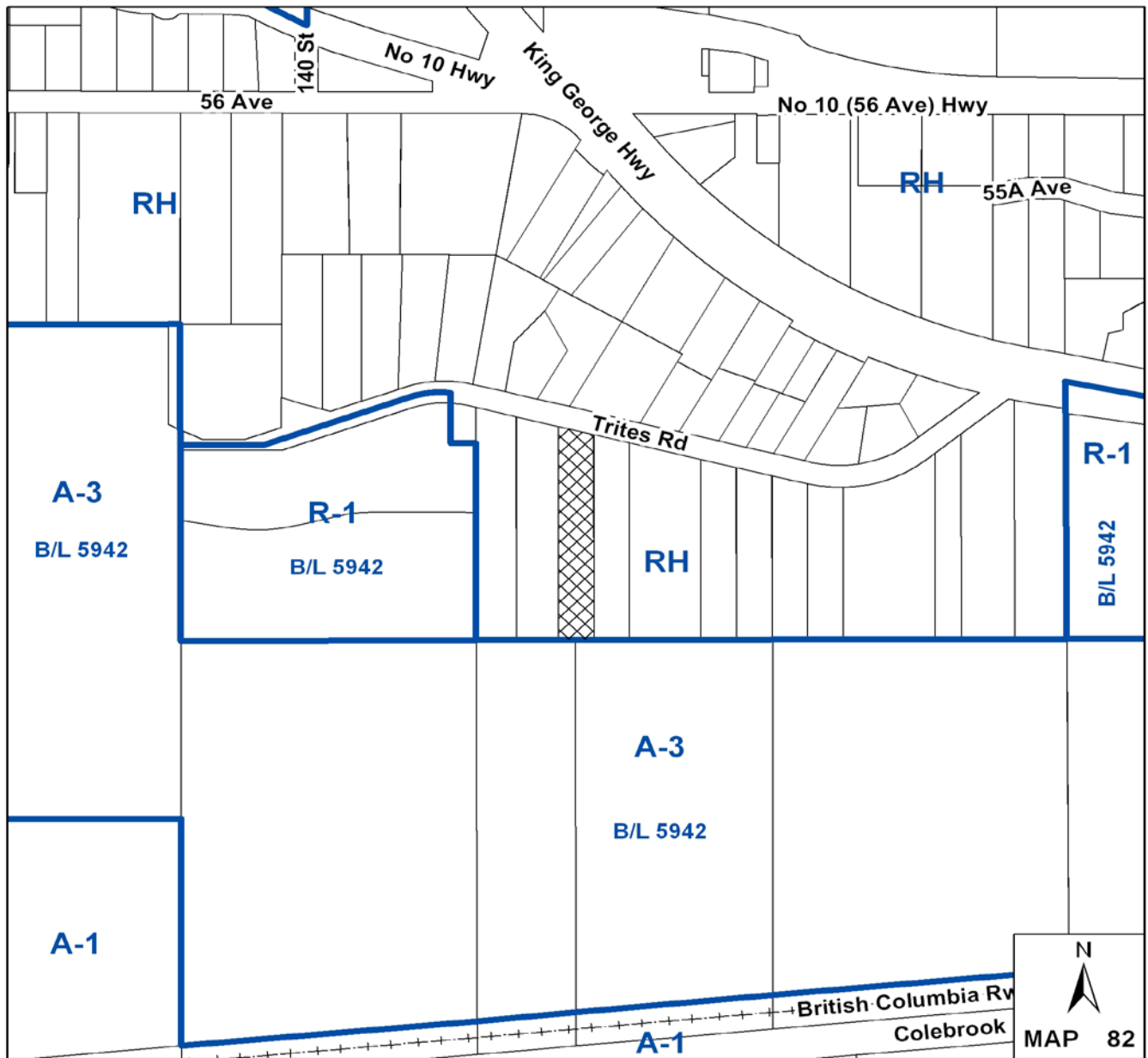


**Proposal:** DVP to increase the maximum building height from 9.0 m to 9.9 m to 10.3 m to accommodate a new single family dwelling.

**Recommendation:** Denial

**Location:** 14112 Trites Road      **Zoning:** RH  
**OCP Designation:** Suburban      **Owner:** Hardev Singh Grewal



## PROJECT TIMELINE

Completed Application Submission Date: February 15, 2006  
Planning Report Date: April 24, 2006

## PROPOSAL

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
  - Part 14 Section G. Height of Buildings is varied from a maximum of 9.0 metres (30 ft.) to 10.3 metres (33.8 ft.)

in order to permit construction of a single family dwelling.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council deny the following variance:
  - (a) to vary the maximum permitted building height in the RH Zone from 9.0 metres (30 ft.) to 10.3 metres (33.8 ft.).

## REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements identified for this development (Appendix III).

## SITE CHARACTERISTICS

- **Existing Land Use** Vacant lot in West Panorama Ridge zoned "Half-Acre Residential Zone (RH)", designated "Suburban" in the Official Community Plan (OCP).
- **Significant Site Attributes** The site has steep topography and contains several mature trees near the corners of the property. The GVRD sanitary trunk sewer traverses the property at the base of the slope, with forested lands further south.
- **East:** Newly-constructed, single-family dwelling on a similar sized property, zoned "Half-Acre Residential Zone (RH)", designated "Suburban" in the OCP .

- **South:** Acreage property in the Agricultural Land Reserve (ALR), zoned A-3 (Zoning By-law No. 5942), and designated "Agricultural" in the OCP.
- **West:** Existing single-family dwelling, located well south of the property, zoned "Half-Acre Residential Zone (RH)", designated "Suburban" in the OCP.
- **North:** Single-family dwellings across Trites Road, zoned "Half-Acre Residential Zone (RH)", designated "Suburban" in the OCP.

#### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

#### DEVELOPMENT CONSIDERATIONS

- The applicant proposes to construct a three-storey single family dwelling on a vacant property at 14112 Trites Road, which is zoned RH. The site is located within the West Panorama Ridge neighbourhood, which is a Suburban residential area characterized by half-acre lots, rolling topography, and mature vegetation. Some portions of West Panorama Ridge, such as the Trites Road area, have steep topography.
- The existing Half-Acre Residential (RH) zone permits a maximum height of 9.0 metres (30 feet). The applicant has retained a house designer to complete the required building plans for the proposed dwelling. The applicant's designer has confirmed that the maximum height of the principal building will be approximately 10.3 metres (33.8 ft.) (Appendix IV). The proposed building height exceeds the maximum permitted height.
- The main reasons for the required height variance are the steep site topography and need for fill, the maximum permitted grade of the access driveway to access the dwelling (i.e. 15%), and the proposed dimension, design and type of dwelling proposed.

#### Tree Preservation

- The applicant has retained a registered Arborist, Randy Greenizan, to conduct a Tree Assessment (Appendix V). Of the six (6) mature trees identified on the property, one (1) has been declared hazardous due to natural causes, and two (2) are required to be removed as they are located within the area impacted by the access driveway retaining walls and future building envelope. Three (3) trees are proposed to be retained.

#### Public Consultation

- The applicant has contacted the adjacent properties to the east and west (14120, 14094), and the property directly across Trites Road (14125) to notify them of the proposed height variance and obtain their input. Written support on the proposed variance has been obtained from all three (3) neighbours contacted (Appendices VI and VII).

- The West Panorama Ridge Ratepayers Association (WPRRA) was asked to provide comments on the proposed height variance. WPRRA representatives contacted the City and advise that they do not support this variance. The WPRRA has expressed concerns with regards to any variances to building height within Panorama Ridge due to the precedent this may set, and they believe developers are aware of zoning by-law restrictions when purchasing property. Such proposals are considered by the Association as a means to circumvent existing rules that should be applied fairly and consistently.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the maximum building height from 9.0 metres (30 ft.) to 10.3 metres (33.8 ft.).

Applicant's Reasons:

- The steep topography on the site requires a substantial amount of fill. Setting the house further south will necessitate more fill, and raises potential geotechnical concerns the further the house is located towards the slope.
- The dwelling height is similar to the existing easterly neighbour as viewed from the street.
- The proposal is constrained by the maximum 15% grade permitted for the access driveway.
- An arborist assessment has been conducted to retain as many trees as possible.
- The immediately affected neighbours were contacted and have indicated support for the height variance.

Staff Comments:

- It is acknowledged that the site has topographical constraints, including sloping topography, need for fill, and the limitation of a maximum driveway grade (i.e. 15 %).
- The owner of the adjacent site to the east, which has the same height restrictions and similar topographical constraints, recently constructed a new dwelling. Despite facing similar topographical challenges, the adjacent owner was able to design a dwelling that did not require a height relaxation.
- The maximum height in the zone could be achieved if a more sensitive house plan is designed. However, the applicant has not explored more customized house designs to address the unique conditions afforded by the subject lot. The proposed dwelling is a conventional three-storey dwelling with a shallow-pitch roof. By employing a different house design (i.e. Upper-level garage-entry design) that is better suited to the unique site conditions, a desirable dwelling could be accommodated on the site in compliance with the permitted height. To date the applicant has not substantially modified the proposed house design as per the City's requests.

- Although the immediate neighbours are in support, the West Panorama Ridge Residents Association (WPRRA) has expressed opposition to the proposed height variance, and have requested that the application be denied. The Association has raised concerns respecting the overall impact of height variances in the neighbourhood, the need to ensure a consistent application of rules and regulations for all, and the undesirable precedent this would set.
- Building height is a sensitive issue in the West Panorama Ridge area, and the proposed variance of 1.3 metres (3.8 feet) is considered significant.
- On balance, the Planning and Development Department recommend that the proposed variance be denied.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II	Proposed Building Plans
Appendix III	Contour Map
Appendix IV.	Engineering Comments
Appendix V.	Development Variance Permit No. 7906-0062-00
Appendix VI.	Tree Assessment
Appendix VII.	Support Letters from Neighbours & Addressing Map

### INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaire prepared by Iqbal Singh Dhaliwal dated February 15, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

JL/RCA/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                    Iqbal Singh Dhaliwal  
                         Address:                    14086 – 80 Avenue  
   Surrey BC  
   V3W 3C4  
                         Tel:                            604-727-3100

2.      Properties involved in the Application

(a)      Civic Address:            14112 Trites Road

(b)      Civic Address:            14112 Trites road  
                 Owner:                        Hardev Singh Grewal  
                 PID:                                011-296-771  
                 Parcel A (H124922E) Lot 2 District Lot 51 Group 2 New Westminster District  
                 Plan 7984.

3.      Summary

CONTOUR MAP FOR SUBJECT SITE

